

TEXAS TRANSPORTATION COMMISSION

GREGG County

MINUTE ORDER

Page 1 of 1

TYLER District

In the City of Kilgore, Gregg County, on FM 2204, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 954, at Page 81, of the Deed Records of Gregg County, Texas.

A portion of the land, which portion is described in Exhibits A & B (tracts), is no longer needed for a state highway purpose.


In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

The East Texas Council of Governments is an abutting landowner and has requested to purchase the tracts for \$71,750.

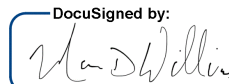
The commission finds \$71,750. to be a fair and reasonable value of the state's right, title, and interest in the tracts.

IT IS THEREFORE ORDERED by the commission that the tracts are no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tracts to the East Texas Council of Governments for \$71,750.; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0413AC9E4EC...  
Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
0E1B35AE191749E...  
Executive Director

116206 February 23, 2022

Minute Number	Date Passed
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EXHIBIT 'A'  
TRACT NO. 1

County: Gregg  
Highway: F.M. 2204

All that certain tract or parcel containing 34,252 square feet or 0.7863 acre of land in the City of Kilgore, out of the Henry Wells Survey, A-222, Gregg County, Texas, being a portion of a tract which was called 4.6771 acres and conveyed from William G. Morton to State of Texas, by an instrument of record on November 22<sup>nd</sup>, 1974, and in Volume 954, Page 81, of the Gregg County Deed Records, (GCDR), said 34,252 square feet or 0.7863 acre being more particularly described by metes and bounds as follows, basing bearings on grid north the Texas Coordinate System of 1983, (NAD83 (adjustment)) North Central Zone, with TxDOT surface adjustment factor for Gregg County of 1.00012, to wit:

BEGINNING at a 1/2" iron rod found (N: 6,842,213.78', E: 3,100,036.26') for southwest corner and the beginning of a curve, being the most southerly southwest corner of said 4.6771 acre tract and northwest corner of Lot 1, Stoneridge Office Park, a subdivision of record in Volume 1268, Page 201, GCDR, and conveyed from JNT Mobley, L.P., to East Texas Council of Governments, by an instrument of record in Clerk's File #200901197, of the Gregg County Official Public Records, (GCOPR), lying in the northeast right-of-way (R-O-W) line of Danville Road, (a public road with variable width R-O-W; no record R-O-W information found), and south R-O-W line of F.M. 2204 (aka Stone Road), (a public road with variable width R-O-W; no record R-O-W information found), from which a 1/2" iron rod found (N: 6,841,952.94', E: 3,100,272.31') in the east line of said Danville Road and west line of said Lot 1 bears: S42°08'38"E, 351.79 feet (Deed Record Call: S38°36'10"E, 351.85 feet);

- 1) THENCE departing said F.M. 2204, 38.81 feet, along the arc of a curve to the right and common line of said 4.6771 acre tract and said Danville Road, (Delta= 02°25'49", Radius= 914.93 feet, Chord= N38°38'08"W, 38.81 feet), to a 5/8" iron rod set with yellow cap stamped "JOHNSON PACE INCORPORATED" for angle corner at the end of curve (Deed Record Call: Radius=914.93', Chord= N32°43'W, 100.13 feet);
- 2) THENCE departing said Danville Road, N24°26'16"E, 55.95 feet, crossing said 4.6771 acre tract to a 5/8" iron rod set with yellow cap stamped "JOHNSON PACE INCORPORATED" for northwest corner, lying in the north line of said 4.6771 acre tract, from which a point for northwest corner of said 4.6771 acre tract bears: S84°05'05"W, 55.89 feet;
- 3) THENCE N84°05'05"E, 487.53 feet, along the north line of said 4.6771 acre tract to a 5/8" iron rod set with yellow cap stamped "JOHNSON PACE INCORPORATED" for northeast corner, from which a 1/2" iron rod found for angle corner of said 4.6771 acre tract bears: N84°05'05"E, 125.50 feet (Deed Record Call from northwest corner to angle point of said 4.6771 acre tract: N88°05'E, 670.95 feet);
- 4) THENCE S01°44'46"W, 98.06 feet, crossing said 4.6771 acre tract to a 1/2" iron rod found for southeast corner, being the northeast corner of Lot 2, of said Stoneridge Office Park and said East Texas Council of Governments tract, lying in the south line of said 4.6771 acre tract, south R-O-W line of said F.M. 2204, and west R-O-W line of Stoneridge Road, (a public road with 50' R-O-W and dedicated in Volume 1268, Page 201, GCDR), from which a 1/2" iron rod found for angle corner of said 4.6771 acre tract bears: S84°50'E, 252.68 feet;


EXHIBIT 'A'  
TRACT NO. 1

County: Gregg  
Highway: F.M. 2204

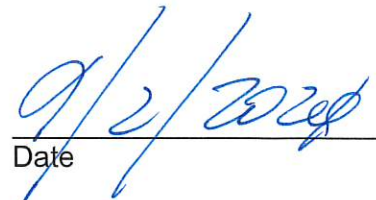
- 5) THENCE N88°17'54"W, 72.85 feet, along the common line of said 4.6771 acre tract, said Lot 2, and said F.M. 2204 to a 1/2" iron rod found for angle corner and beginning of a curve, being a common corner of said 4.6771 acre tract and said Lot 2 (Deed Record Call between the two angle corners bears: N84°50'W, 325.92 feet);
- 6) THENCE 389.02 feet, continuing along the common line of said 4.6771 acre tract, said Lot 2, said Lot 1, and said F.M. 2204 and the arc of a curve to the left, (Delta= 01°57'28", Radius= 11,384.20 feet, Chord= N89°22'36"W, 389.00 feet), to a 1/2" iron rod found for interior corner and end of curve, being an interior corner of said 4.6771 acre tract and most northerly northwest corner of said Lot 1 (Deed Record Call: Radius=11,384.20, Chord= N89°48'39"W, 388.48 feet);
- 7) THENCE S25°33'29"W, 44.20 feet (Deed Record Call: S29°24'W, 44.32'), along the common line of said 4.6771 acre tract and said Lot 1 to the PLACE OF BEGINNING, containing 34,252 square feet or 0.7863 acre of land. As a part of this professional service, a certified plat has been prepared by Johnson & Pace Incorporated under Job # 4766-001;

The bearing basis for this survey is Grid North. All coordinates and distances shown are surface and are based on the Texas Coordinate System, North Central, NAD83 (adjustment) and may be converted to grid by dividing by the TxDOT conversion factor of 1.00012.

The unit of measure is the U.S. Survey Feet. This property was surveyed on the ground between April 1 and April 7, 2021.

  
Bruce K. Rucker  
Professional Land Surveyor  
Texas Registration No. 6169



  
Date

Compiled By:  
Johnson & Pace Incorporated  
1201 NW Loop 281 • Suite 100  
Longview, Texas 75604  
TBPLS #10025400

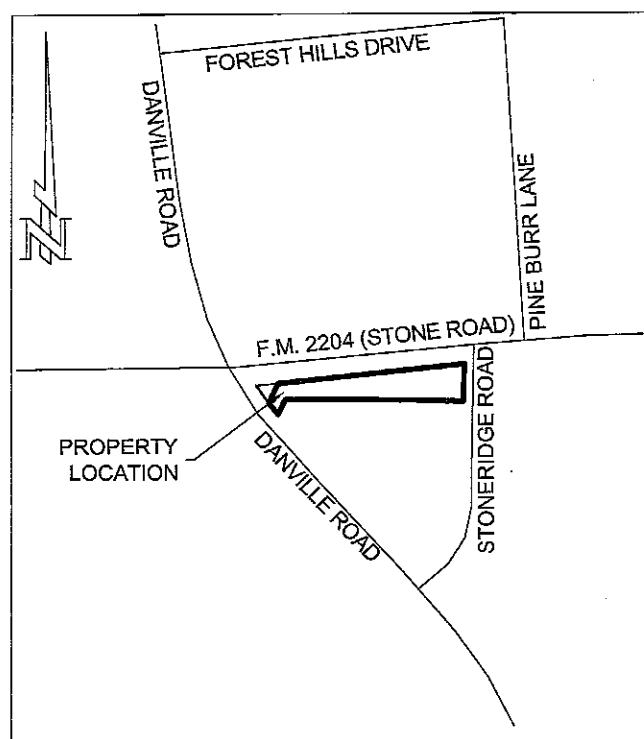
Engineering • Architecture • Surveying  
Job No. 4766-001  
Date: May 6, 2021

**NOTES:**

1. THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL, NAD83 (ADJUSTED) AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT CONVERSION FACTOR OF 1.00012.
2. ALL SET 5/8" IRON RODS ARE MARKED WITH A YELLOW CAP STAMPED "JOHNSON PACE INCORPORATED".

CURVE TABLE						RECORD CALLS		
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD	RADIUS	DIRECTION	CHORD
C9	005°54'51"	914.93'	94.44'	S36°53'37"E	94.40'	914.93'	N32°43'W	100.13'
C10	003°29'02"	914.93'	55.63'	N35°40'42"W	55.62'	914.93'	NONE	NONE
C11	002°25'49"	914.93'	38.81'	N38°38'08"W	38.81'	914.93'	NONE	NONE
C12	001°57'28"	11384.20'	389.02'	N89°22'36"W	389.00'	11,384.20'	N85°48'39"W	388.48'

LINE TABLE			RECORD CALLS	
LINE	DIRECTION	LENGTH	DIRECTION	LENGTH
L3	S42°08'38"E	351.79'	S38°36'10"E	351.85'
L13	N24°26'16"E	55.95'	NONE	NONE
L14	S01°44'46"W	98.06'	NONE	NONE
L15	S25°33'29"W	44.20'	S29°24'W	44.32'



VICINITY MAP  
SCALE: 1"=500'

LEGEND	
	POWER POLE
	GUY WIRE
	TELEPHONE PEDESTAL
	SIGN
	STORM SEWER RING & COVER
OHE	OVERHEAD ELECTRIC
USO	UNLESS SHOWN OTHERWISE
ST	STREET SIGN
BCS	BURIED CABLE SIGN
WV	WATER VALVE
PL	PIPELINE
G.C.D.R.	GREGG COUNTY DEED RECORD
G.C.O.P.R.	GREGG COUNTY OFFICIAL PUBLIC RECORDS
SET 5/8" IRON ROD	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "JOHNSON PACE INCORPORATED"
R-O-W	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
CF #	CLERK'S FILE NUMBER
	PIPELINE
	LOT LINE
	R-O-W LINE

SURPLUS ACQUISITION PLAT  
OF 34,252 SQUARE FEET/0.7863 ACRE,  
IN THE HENRY WELLS SURVEY, ABSTRACT NO. 222  
CITY OF KILGORE, GREGG COUNTY, TEXAS



**JOHNSON & PACE INCORPORATED**

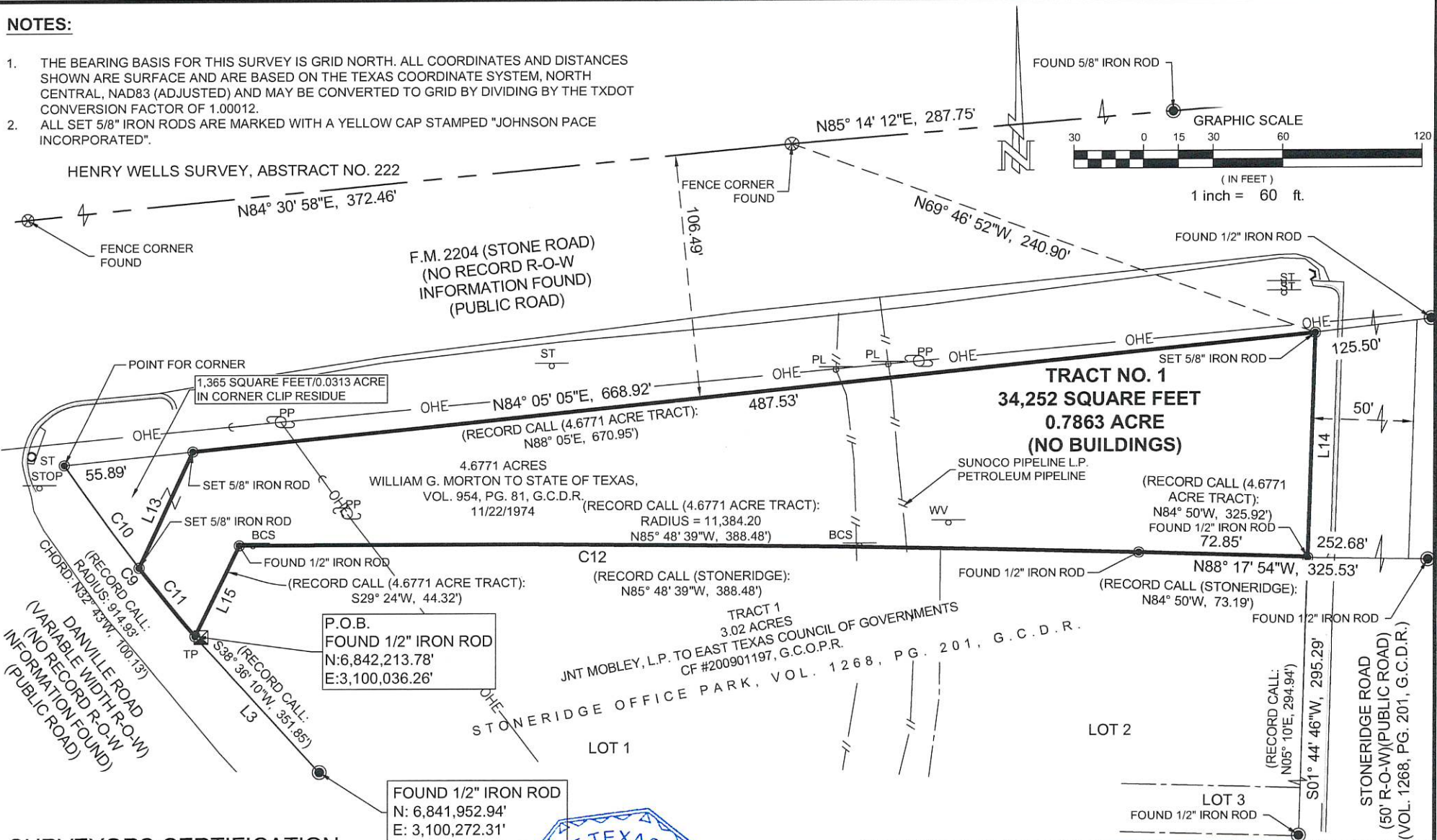
1201 NW LOOP 281, SUITE 100, LONGVIEW, TEXAS 75604  
(903)753-0663 FAX (903)753-8803  
www.johnsonpace.com  
TBPELS 10025400, TBPE F-4691

MAY 06, 2021 | BOOK N/A, PG N/A | DRAWN BY: MOL | JOB #4766-001



NOTES:

1. THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL, NAD83 (ADJUSTED) AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT CONVERSION FACTOR OF 1.00012.
2. ALL SET 5/8" IRON RODS ARE MARKED WITH A YELLOW CAP STAMPED "JOHNSON PACE INCORPORATED".

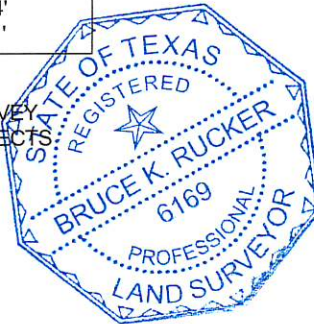


## SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY  
MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS  
THE FACTS AS FOUND AT THE TIME OF SAID SURVEY.

BRUCE K. RUCKER  
PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6169

APRIL 07, 2021  
DATE



SURPLUS ACQUISITION PLAT  
OF 34,252 SQUARE FEET/0.7863 ACRE,  
IN THE HENRY WELLS SURVEY, ABSTRACT NO. 222  
CITY OF KILGORE, GREGG COUNTY, TEXAS

**JOHNSON & PACE INCORPORATED**

1201 NW LOOP 281, SUITE 100, LONGVIEW, TEXAS 75604

(903)753-0663 FAX (903)753-8803

www.johnsonpace.com

TBPELS 10025400, TBPE F-4691

MAY 06, 2021

BOOK N/A, PG N/A

DRAWN BY: MOL

JOB #4766-001

EXHIBIT 'B'  
TRACT NO. 2

County: Gregg  
Highway: F.M. 2204

All that certain tract or parcel containing 82,026 square feet or 1.8831 acres of land in the City of Kilgore, out of the Henry Wells Survey, A-222, Gregg County, Texas, being a portion of a tract which was called 4.6771 acres and conveyed from William G. Morton to State of Texas by an instrument of record on November 22<sup>nd</sup>, 1974, and in Volume 954, Page 81, of the Gregg County Deed Records, (GCDR), said 82,026 square feet or 1.8831 acres being more particularly described by metes and bounds as follows, basing bearings on grid north the Texas Coordinate System of 1983, (NAD83 (adjustment)) North Central Zone, with TxDOT surface adjustment factor for Gregg County of 1.00012, to wit:

BEGINNING at a Type II TxDOT concrete marker found (N: 6,842,242.64', E: 3,101,219.55') for southeast corner and beginning of a curve, being the northeast corner of a tract which was called 3.01 acres (Tract 2) and conveyed from JNT Mobley, L.P., to East Texas Council of Governments, by an instrument of record in Clerk's File #200901197, of the Gregg County Official Public Records, (GCOPR), and northwest corner of a tract which was called 2.159 acres and conveyed from Mobley Properties One to State of Texas, by an instrument of record in Clerk's File #9828897, GCOPR, lying in the south line of said 4.6771 acre tract, south right of way (R-O-W) line of F.M. 2204 (aka Stone Road), (a public road with variable width R-O-W; no record R-O-W information found), and west R-O-W line of U.S. Highway 259, (a public road with variable width R-O-W and dedicated in Clerk's File #9828897, GCOPR), from which a 1/2" iron rod found (N: 6,841,881.06', E: 3,101,213.59') for southeast corner of said 3.01 acre tract bears: S00°56'39"W, 361.62 feet (Deed Record Call: S02°55'41"W, 361.68 feet);

- 1) THENCE departing said U.S. Highway 259, 449.89 feet, along the common line of said 4.6771 acre tract, said 3.01 acre tract, said F.M. 2204, and Lot 5, Stoneridge Office Park, a subdivision of record in Volume 1268, Page 201, GCDR, and conveyed from JNT Mobley, L.P., to East Texas Council of Governments, by an instrument of record in Clerk's File #200901197, GCOPR, and arc of a curve to the right, (Delta= 02°14'05", Radius= 11,534.20 feet, Chord= S89°38'02"W, 449.86 feet), to a 1/2" iron rod found for angle corner and end of curve (Deed Record Call: Radius=11,534.20', Chord= S86°59'W, 865.58 feet);
- 2) THENCE N88°17'54"W, 202.73 feet (Deed Record Call: N84°50'W, 202.73 feet), along the common line of said 4.6771 acre tract, said Lot 5, and said F.M. 2204 to a 5/8" iron rod set with yellow cap stamped "JOHNSON PACE INCORPORATED" for southwest corner, being the northwest corner of said Lot 5, lying in the east R-O-W line of Stoneridge Road, (a public road with 50' R-O-W and dedicated in Volume 1268, Page 201, GCDR), from which a 1/2" iron rod found for northeast corner of Lot 2, of said Stoneridge Office Park bears: N88°17'54"W, 50.00 feet (Deed Record Call: N84°50'W, 325.92 feet);
- 3) THENCE N01°38'18"E, 104.71 feet, crossing said 4.6771 acre tract to a 5/8" iron rod set with yellow cap stamped "JOHNSON PACE INCORPORATED" for northwest corner, lying in the north line of said 4.6771 acre tract, from which a point for northwest corner of said 4.6771 acre tract bears: S84°05'05"E, 598.30 feet and from which a 1/2" iron rod found for angle corner of said 4.6771 acre tract bears: N84°05'05"E, 76.20 feet (Deed Record Call: N88°05'E, 670.95 feet);

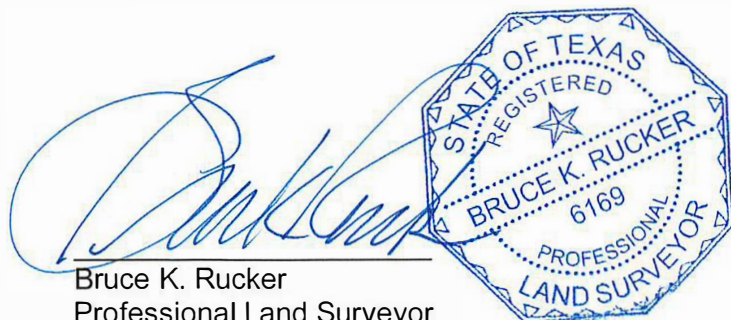
July 16, 2021

EXHIBIT 'B'  
TRACT NO. 2County: Gregg  
Highway: F.M. 2204

- 4) THENCE N86°21'17"E, 575.22 feet, continuing across said 4.6771 acre tract to a 5/8" iron rod set with yellow cap stamped "JOHNSON PACE INCORPORATED" for most northerly northeast corner;
- 5) THENCE S46°06'06"E, 106.32 feet, continuing across said 4.6771 acre tract to a 5/8" iron rod set for northeast corner, lying in the west R-O-W line of said U.S. Highway 259;
- 6) THENCE S00°56'39"W, 70.67 feet (Deed Record Call: N01°20'16"E), continuing across said 4.6771 acre tract to the PLACE OF BEGINNING, containing 82,026 square feet or 1.8831 acres of land. As a part of this professional service, a certified plat has been prepared by Johnson & Pace Incorporated under Job # 4766-001;

The bearing basis for this survey is Grid North. All coordinates and distances shown are surface and are based on the Texas Coordinate System, North Central, NAD83 (adjustment) and may be converted to grid by dividing by the TxDOT conversion factor of 1.00012.

The unit of measure is the U.S. Survey Feet. This property was surveyed on the ground between April 1 and April 7, 2021.



Bruce K. Rucker  
Professional Land Surveyor  
Texas Registration No. 6169

9/2/2021  
Date

Compiled By:  
Johnson & Pace Incorporated  
1201 NW Loop 281 • Suite 100  
Longview, Texas 75604  
TBPLS #10025400









Engineering • Architecture • Surveying  
Job No. 4766-001  
Date: May 6, 2021

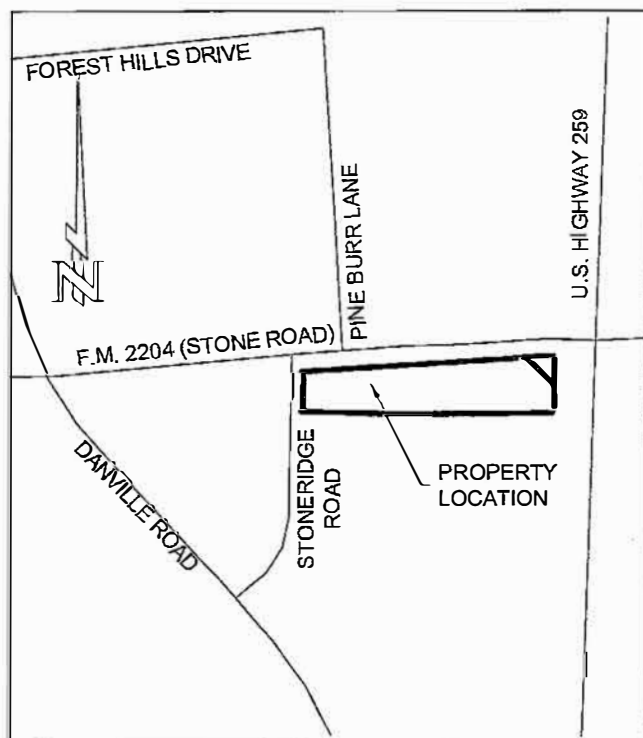
# NOTES:

1. THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL, NAD83 (ADJUSTED) AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT CONVERSION FACTOR OF 1.00012.
2. ALL SET 5/8" IRON RODS ARE MARKED WITH A YELLOW CAP STAMPED "JOHNSON PACE INCORPORATED".

CURVE TABLE						RECORD CALLS		
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD	RADIUS	DIRECTION	CHORD
C1	002°47'18"	2814.79'	136.98'	N85°28'25"E	136.96'	2814.79'	N89°28'30"E	136.73'
C2	002°14'05"	11534.20'	449.89'	S89°38'02"W	449.86'	11534.20'	N86°59'W	865.58

LINE TABLE			RECORD CALLS	
LINE	DIRECTION	LENGTH	DIRECTION	LENGTH
L1	S00°56'39"W	361.62'	S02°55'41"W	361.68'
L2	S00°56'39"W	150.67'	N01°20'16"E	NONE
L3	S46°06'06"E	106.32'	NONE	NONE
L4	N88°17'54"W	202.73'	N84°50'W	202.73'
L5	N01°38'18"E	104.71'	NONE	NONE
L6	N84°05'05"E	76.20'	N88°05'E	670.95'

LEGEND	
	POWER POLE
	GUY WIRE
	TELEPHONE PEDESTAL
	SIGN
	STORM SEWER RING & COVER
OHE	OVERHEAD ELECTRIC
USO	UNLESS SHOWN OTHERWISE
ST	STREET SIGN
BCS	BURIED CABLE SIGN
WV	WATER VALVE
PL	PIPELINE
G.C.D.R.	GREGG COUNTY DEED RECORD
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SET 5/8" IRON ROD	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "JOHNSON PACE INCORPORATED"
R-O-W	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
CF #	CLERK'S FILE NUMBER
	PIPELINE
	LOT LINE
	R-O-W LINE



VICINITY MAP  
SCALE: 1"=500'

EXHIBIT 'B'

PAGE 3 OF 4

SURPLUS ACQUISITION PLAT  
OF 82,026 SQUARE FEET/1.8831 ACRE,  
IN THE HENRY WELLS SURVEY, ABSTRACT NO. 222  
CITY OF KILGORE, GREGG COUNTY, TEXAS



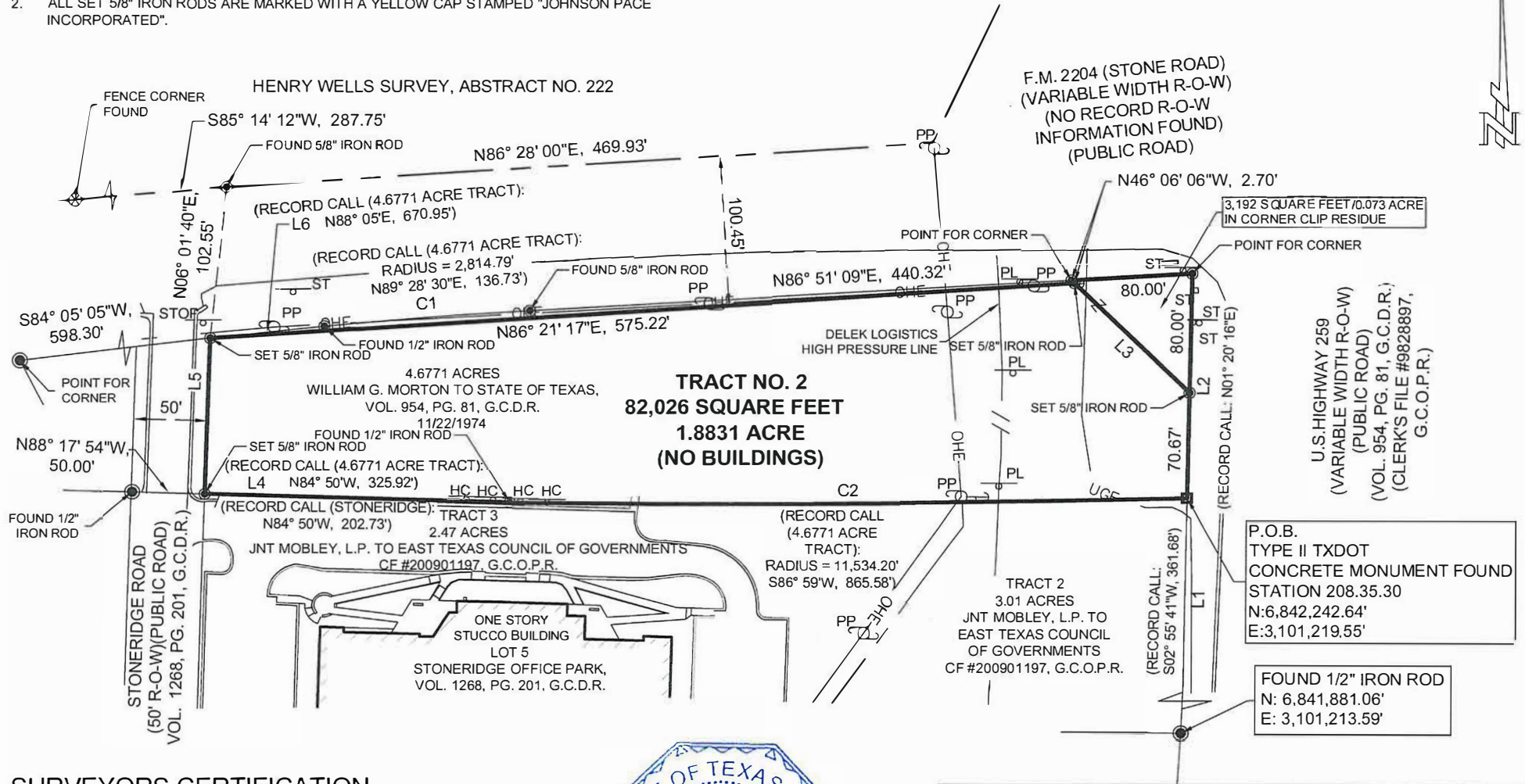
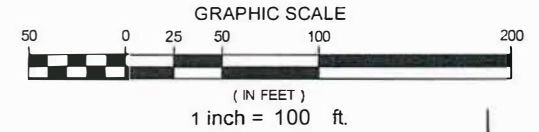
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# NOTES:

1. THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL, NAD83 (ADJUSTED) AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT CONVERSION FACTOR OF 1.00012.
2. ALL SET 5/8" IRON RODS ARE MARKED WITH A YELLOW CAP STAMPED "JOHNSON PACE INCORPORATED".



## SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY.

BRUCE K. RUCKER  
PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6169

APRIL 07, 2021  
DATE



EXHIBIT 'B'

PAGE 4 OF 4

SURPLUS ACQUISITION PLAT  
OF 82,026 SQUARE FEET/1.8831 ACRE,  
IN THE HENRY WELLS SURVEY, ABSTRACT NO. 222  
CITY OF KILGORE, GREGG COUNTY, TEXAS



**JOHNSON & PACE INCORPORATED**

1201 NW LOOP 281, SUITE 100, LONGVIEW, TEXAS 75604

(903)753-0663 FAX (903)753-8803

www.johnsonpace.com

TBPES: 10025400, TBPE F-4691

MAY 06, 2021

BOOK N/A, PG N/A

DRAWN BY: MOL

JOB #4766-001